



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held June 26, 2007, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Project No. R2005-03784-(2), Conditional Use Permit R2005000248-(2), and determination of Categorical Exemption, to authorize the construction, operation and maintenance of a single-family residence on an undersized parcel located at 10401 S. Vermont Ave., in the West Athens-Westmont Zoned District, applied for by Ajim Baksh, as further described in the attached letter dated January 25, 2007 from the Director of Planning. (Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Mark Child, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Ramanbhai Bhakta and Henry Porter addressed the Board. No correspondence was presented.

Supervisor Burke made the following statement:

"This conditional use permit application is a request to authorize the construction use and maintenance of a single-family residence in the C-3 (unlimited commercial) zone. The site is located at 10401 S. Vermont Avenue in the West Athens/Westmont Zoned District.

"While the Board recognizes that there is a need for housing in a number of features of the proposed project do not represent sound planning practice.

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“The parcel is only 3,420 square feet, which does not meet the required lot area of 5,000 square feet for a residential property.

“The existing land use in the vicinity of the site along S. Vermont Avenue is predominately commercial.

“Given the predominately commercial nature of development along S. Vermont Avenue, a future commercial or mixed-use project would be more appropriate for this parcel.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Yaroslavsky, unanimously carried, the Board closed the hearing; indicated its intent to uphold the Regional Planning Commission’s decision denying Project No. R2005-03784-(2), Conditional Use Permit R2005000248-(2); and instructed County Counsel to prepare findings for denial.

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Attachment

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Director of Public Works
Ajim Baksh